

## SECTION 4

### PUBLIC FACILITIES AND SERVICES

#### GENERAL PUBLIC FACILITIES AND SERVICES

**Goal 4.A:** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

#### Policies

- 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
  - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
  - b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- 4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.
- 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

#### Implementation Programs

- 4.1. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

Responsibility:	Public Works Department Facility Services Department Special Districts Planning Department
Time Frame:	FY 94-95; ongoing
Funding:	General Fund

- 4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

Responsibility: County Executive  
Public Works Department  
Facility Services Department  
Planning Department  
Time Frame: Ongoing  
Funding Source: Community Service Areas  
Road Fund  
General Fund

- 4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

Responsibility: County Executive  
Department of Public Works  
Planning Department  
Time Frame: Annually  
Funding Source: Permit Fees  
General Fund

- 4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsibility: Project Proponents  
Time Frame: Ongoing (letters to be provided prior to final project approval)  
Funding: N/A

- 4.5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsibility: Public Works Department  
Time Frame: FY 94-95; ongoing  
Funding: General Fund  
Permit Fees

## **PUBLIC FACILITIES AND SERVICES FUNDING**

**Goal 4.B:** To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

### **Policies**

- 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be

identified to offset foregone revenues.

- 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.
- 4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the County.
- 4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.
- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

### **Implementation Programs**

- 4.6. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and County service areas.

Responsibility: Department of Public Works  
 Facility Services Department  
 Planning Department  
 County Executive  
 County Counsel  
 Board of Supervisors

Time Frame: FY 94-95

Funding Source: General Fund

- 4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.

Responsibility: Department of Public Works

Facility Services Department  
Planning Department  
County Executive  
County Counsel  
Board of Supervisors  
Time Frame: FY 94-95  
Funding Source: General Fund

## **WATER SUPPLY AND DELIVERY**

**Goal 4.C:** To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

### **Policies**

- 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2. The County shall approve new development based on the following guidelines for water supply:
  - a. Urban and suburban development should rely on public water systems using surface supply.
  - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
  - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3. The County shall encourage water purveyors to require that all new water services be metered.
- 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 4.C.6. The County shall promote efficient water use and reduced water demand by:
  - a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging water-conserving landscaping and other conservation measures;
  - c. Encouraging retrofitting existing development with water-conserving devices; and
  - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.8. When considering formation of new water service agencies, the County shall favor systems

owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance.

- 4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- 4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the County.
- 4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.
- 4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.
- 4.C.13. In implementation of groundwater use policies, the County will recognize the significant differences between groundwaters found in bedrock or 'hardrock' formations of the foothill/mountain region and those groundwaters found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

### **Implementation Programs**

- 4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:
  - a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
  - b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
  - c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
  - d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

Responsibility: Environmental Health Division  
 Domestic water purveyors  
 California Groundwater Association (a professional organization)

Time Frame: As funding becomes available

Funding: User fees  
 CSA fees for service  
 Grants and loans

- 4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems

to address problems in common.

Responsibility: Environmental Health Division  
Major water purveyors  
Time Frame: As needed  
Funding: State MOU funds  
General Fund

- 4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

Responsibility: Health Department  
Department of Public Works  
Time Frame: As needed  
Funding: General Fund or other identified source

[See also policies/programs under Goal 6.A., Water Resources]

## **SEWAGE COLLECTION, TREATMENT, AND DISPOSAL**

**Goal 4.D:** To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

### **Policies**

- 4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.
- 4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.
- 4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging retrofitting with water-conserving devices; and
  - c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
- 4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
- 4.D.6. The County shall promote functional consolidation of wastewater facilities.
- 4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other

health hazards.

- 4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.
- 4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.
- 4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.
- 4.D.11. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

### **Implementation Program**

- 4.11. The County shall investigate development of septage disposal facilities at one or more appropriate sites within Placer County so that disposal at out-of-County facilities is not required.

Responsibility: Department of Public Works  
 Division of Environmental Health  
 Time Frame: FY 94-95  
 Funding: General Fund

### **STORMWATER DRAINAGE**

**Goal 4.E:** To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

#### **Policies**

- 4.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.E.3. The County shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.
- 4.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.
- 4.E.5. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.

- 4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.
- 4.E.8. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.
- 4.E.9. The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.
- 4.E.10. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
- 4.E.11. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.
- 4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
- 4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).
- 4.E.16. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff.
- 4.E.17. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.
- 4.E.18. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal



area and to impede any dumping of materials into the canal.

### **Implementation Programs**

- 4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsibility: Department of Public Works  
Board of Supervisors  
Time Frame: Ongoing  
Funding: Development Fees  
General Fund

- 4.13 The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsibility: Department of Public Works  
Board of Supervisors  
Time Frame: Ongoing  
Funding: Development Fees  
General Fund

- 4.14. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsibility: Department of Public Works  
Flood Control and Water Conservation District  
Department of Environmental Health  
Time Frame: FY 94-95; ongoing  
Funding: General Fund

## **FLOOD PROTECTION**

**Goal 4.F:** To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

### **Policies**

- 4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 4.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.
- 4.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the resource conservation district, the Federal Emergency Management Agency, the State Department of Water Resources, and the Placer County Flood Control District, in defining existing and potential flood problem areas.

- 4.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.
- 4.F.5. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
- a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
  - b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.
- 4.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection.
- 4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements.
- 4.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.
- 4.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program.
- 4.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.
- 4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.
- 4.F.12. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 4.F.13. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.F.14. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.

[See also policies/programs under Goal 8.B., Flood Hazards.]

## **LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING**

**Goal 4.G:** To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

### **Policies**

- 4.G.1. The County shall require waste collection in all new urban and suburban development.
- 4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.
- 4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
- 4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- 4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- 4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- 4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- 4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- 4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.
- 4.G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table I-5. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.

### **Implementation Programs**

- 4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.

Responsibility: Department of Public Works

Time Frame: FY 94-95  
Funding: General Fund

- 4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.

Responsibility: Department of Public Works  
Division of Environmental Health  
Time Frame: Ongoing  
Funding: General Fund

- 4.17. The County shall cooperate with the cities of the County to study the feasibility of a methane gas recovery operation.

Responsibility: Department of Public Works  
Time Frame: FY 95-96  
Funding: General Fund

- 4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.

Responsibility: Department of Public Works  
Time Frame: Ongoing; as necessary  
Funding: General Fund

- 4.19. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

Responsibility: Department of Public Works  
Economic Development Department  
Time Frame: Ongoing  
Funding: N/A

- 4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

Responsibility: Western Placer Waste Management Authority  
Department of Public Works  
Planning Department  
Time Frame: FY 94-95  
Funding: Public Bonds

## **LAW ENFORCEMENT**

- Goal 4.H.** To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

**Policies**

- 4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
- a. 1:1,000 for unincorporated areas
  - b. 1:7 for jail population
  - c. 1:16,000 total County population for court and civil officers
- 4.H.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
- a. 6 minutes in urban areas
  - b. 8 minutes in suburban areas
  - c. 15 minutes in rural areas
  - d. 20 minutes in remote rural areas
- 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 4.H.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

**FIRE PROTECTION SERVICES**

**Goal 4.I:** To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

**Policies**

- 4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
- a. ISO 4 in urban areas
  - b. ISO 6 in suburban areas
  - c. ISO 8 in rural areas
- 4.I.2. The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
- a. 4 minutes in urban areas
  - b. 6 minutes in suburban areas
  - c. 10 minutes in rural areas

- 4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- 4.I.4. The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- 4.I.5. The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.
- 4.I.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.
- 4.I.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- 4.I.8. The County shall work with local fire protection agencies to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually.
- 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- 4.I.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.
- 4.I.11. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

[See also the policies/programs under Goal 8.C, Fire Hazards.]

## **SCHOOLS**

**Goal 4.J:** To provide for the educational needs of Placer County residents.

### **Quality of Education Policies**

- 4.J.1. The County should continue to assist school districts in providing quality education facilities that will accommodate projected student growth.
- 4.J.2. The County shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational facilities.

### **Planning for School Sites/Facilities Policies**

- 4.J.3. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.

- 4.J.4. The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.
- 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- 4.J.7. The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.
- 4.J.8. The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- 4.J.9. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.

#### **Facility Needs/Funding**

- 4.J.10. The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impact.
- 4.J.11. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.
- 4.J.12. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.
- 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

#### **Joint Use of Facilities and Plans**

- 4.J.14. Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 4.J.15. The County and the school districts should work together in using existing school facilities for non-school-related and child care activities.

4.J.16. The County should encourage use of schools as community centers to provide a range of services.

**Higher Education**

4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County.